

**SITE PLAN COMMITTEE
NOVEMBER 13, 2001**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Vice-Chair James Aucamp, Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Scott McClure and Committee Secretary Janet Gale recording the meeting. Chair Jeff Evans was absent.

**2. APPROVAL OF MINUTES: October 9, 2001
October 23, 2001**

Ms. Aitken noted that in the minutes of October 23, 2001, during review of SP 3-3-01, Leto Estates #4, dialogue between Mr. Aguirre and herself regarding the lot sizes had been omitted from the minutes. Ms. Aitken indicated that she had voted in the affirmative because Mr. Aguirre had assured her that the lots were the correct size and she believed this point should have been noted in the minutes. Ms. Gale clarified that the "action minutes" dispensed with much of the discussions and would basically reflect conditions to which the applicant had agreed to make. Ms. Aitken indicated that she accepted the new format for the minutes and acquiesced on this issue; however, at the same meeting, review of SP 3-9-02, Miele Simonson Estates, she believed that "advise from staff that the extension of the road past the cul-de-sac to 127th Avenue was to be removed from the plan," had not been reflected in the motion. Ms. Gale responded that she would review the tapes to be certain that the complete motion had been reflected in the minutes.

Mr. Engel made a motion, seconded by Ms. Aitken, to approve subject to review of the recording to see if there was something in the motion referring to the elimination of the road easement. In a voice vote, with Chair Evans being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 6-6-01, Hick's Estate, SW 136 Avenue and SW 36 Court (R-1)

Gus Khavanin, the petitioner, was present. Mr. McClure read the planning report, (Planning and Zoning Division's recommendation: approval subject to the conditions as noted in the report).

In the discussion which ensued, Mr. Engel had Mr. Khavanin clarify that the configuration of the lake had not been established, that it would be one acre in size, and that upon excavation of the lake, the plans would be changed to accurately reflect its configuration. Also discussed were the tree selection, playground area, cul-de-sac radius and its street lights, the community gate, and the pruning of the Australian Pine tree limbs by the horse trail.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the planning report; subject to making sure that all lot sizes be a minimum of 35,000 square feet; revise the plans to clearly show where the horse trail comes on to the property line and crosses over the property showing what provisions were made for the trail; and to have these adjustments made before presentation to Council. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

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3.2 SP 8-1-01, Hacienda Substation, 4900 Oakes Road (U)

Joseph Lammert, representing the petitioner was present. Mr. McClure read the planning report (Planning and Zoning Divisions's recommendation: approval).

In a brief discussion, the subjects of building materials, landscaping, irrigation, and the water retention area, were addressed.

Mr. Engel made a motion, seconded by Mr. Crowley, to approve. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

4. OLD BUSINESS

Mr. McClure advised that Wayne Farler, representing 595 Commerce Center, had brought in a new color elevation for review. Chair Evans was not present and he had been the person interested in seeing this elevation. Therefore, it was suggested that staff take the elevation to Chair Evans. The Committee was in agreement as this application had been approved and Mr. Farler was complying with a suggestion made by Chair Evans some time ago.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no objections, the meeting was adjourned at 4:49 p.m.

Date Approved: _____

Chair/Committee Member